026.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	896,100 / 896,100
					USE VALUE:	896,100 / 896,100
					ASSESSED:	896,100 / 896,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONCASTER ARTHUR
Owner 2:	
Owner 3:	
Street 1:	67 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONCASTER ROBERT J-ANNA C -
Owner 2:	-
Street 1:	67 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,973 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2286 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4973.000	440,700		455,400	896,100
Total Card	0.114	440,700		455,400	896,100
Total Parcel	0.114	440,700		455,400	896,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.99 | /Parcel: 391.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 026.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	440,800	0	4,973.	455,400	896,200	896,200	Year End Roll	12/18/2019
2019	104	FV	341,700	0	4,973.	483,800	825,500	825,500	Year End Roll	1/3/2019
2018	104	FV	341,700	0	4,973.	352,900	694,600	694,600	Year End Roll	12/20/2017
2017	104	FV	320,200	0	4,973.	307,400	627,600	627,600	Year End Roll	1/3/2017
2016	104	FV	320,200	0	4,973.	261,800	582,000	582,000	Year End	1/4/2016
2015	104	FV	284,900	0	4,973.	256,100	541,000	541,000	Year End Roll	12/11/2014
2014	104	FV	284,900	0	4,973.	210,600	495,500	495,500	Year End Roll	12/16/2013
2013	104	FV	296,600	0	4,973.	200,400	497,000	497,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2190

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONCASTER ROBER	36689-462		10/11/2002	Family		No	No		
	10242-100		4/2/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	KB	Kevin B
1/13/2009	Meas/Inspect	345	PATRIOT
5/1/2002	Inspected	PM	Peter M
11/5/1999	Inspected	256	PATRIOT
10/1/1999	Mailer Sent		
8/11/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4973		Sq. Ft.	Site		0	80.	1.14	1									455,352						455,400	

Total AC/HA: 0.11416 | Total SF/SM: 4973 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 455,352 | Spl Credit | Total: 455,400

User Acct

18019

GIS Ref

GIS Ref

Insp Date

07/22/17

!2190!

PRINT

Date	Time
12/10/20	17:39:47

LAST REV

Date	Time
08/03/17	17:30:32

ekelly

USER DEFINED

Prior Id # 1:	18019
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY & WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10931754
Const Adj.:	0.98590970
Adj $ / SQ:	185.927
Other Features:	97750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598796
Depreciation:	158082
Depreciated Total:	440714

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	5	2	1
Totals			
2	11	4	

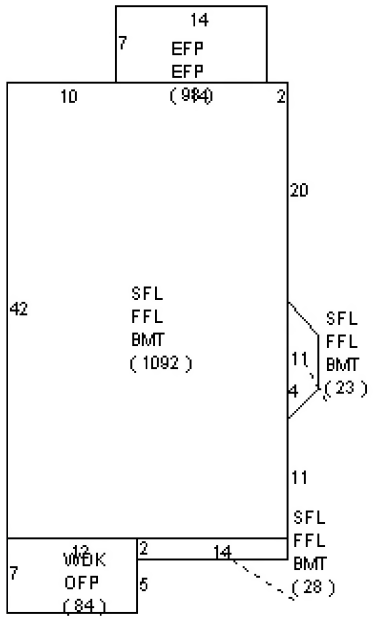
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	185.93
Special Features:	0	Val/Su Net:	116.19
Final Total:	440700	Val/Su SzAd	192.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,143	55.780	63,754
FFL	First Floor	1,143	185.930	212,514
SFL	Second Floor	1,143	185.930	212,514
EFP	Enclos Porch	196	40.540	7,945
OFP	Open Porch	84	35.630	2,993
WDK	Deck	84	15.770	1,325

Net Sketched Area:	3,793			Total:	501,045
Size Ad	2286	Gross Are	3793	FinArea	2286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

026.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	GD	1996	0.00	T	13.8	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc